

PUBLIC REVIEW DRAFT

HOME BASED BUSINESS CODE CHANGES TEXT  
TO THE KING COUNTY CODE

Part of the  
2006 Rural Economic Strategies Code Changes Package

(Please see the “2006 Rural Economic Strategies Code Changes Package – Summary Document” for the introduction, public review and input process, and summary of the home-based business code changes.)

**RURAL ECONOMIC STRATEGIES  
HOME-BASED BUSINESS CODE CHANGES  
(Growth Management and Natural Resources Committee Amendments)**

1        SECTION 19. Ordinance 10870, Section 536, as amended, and K.C.C. 21A.30.080 are  
2 each hereby amended to read as follows:

3        **Home occupation in the R and UR zones.** In the R and UR zones, ((R))residents of a  
4 dwelling unit may conduct one or more home occupations as accessory activities, only if:

5        A. The total area devoted to all home occupation or occupations shall not exceed twenty  
6 percent of the floor area of the dwelling unit. Areas within attached garages and storage buildings  
7 shall not be considered part of the dwelling unit for purposes of calculating allowable home  
8 occupation area but may be used for ~~((storage of goods))~~ activities associated with the home  
9 occupation;

10        B. ~~((In urban residential zones, a))~~All the activities of the home occupation or occupations  
11 shall be conducted indoors, except for those related to growing or storing of plants used by the  
12 home occupation or occupations;

13        C. ~~((In A, F and RA zones:~~

14        ~~1. The total indoor area of a home occupation shall not exceed twenty percent of the floor~~  
15 ~~area of the dwelling unit. Areas with attached garages and storage buildings shall not be~~  
16 ~~considered part of the dwelling unit for purposes of calculating allowable home occupation area~~  
17 ~~but may be used for storage of goods associated with the home occupation.~~

18        ~~2. Total outdoor area of a home occupation shall not exceed one percent of the size of the~~  
19 ~~lot up to a maximum of five thousand square feet.~~

20        ~~3. Outdoor storage and parking shall have ten-foot wide Type II landscaping.~~

**2006 Home-Based Business Code Changes Text – Public Review Draft**

~~D.))~~ No more than one nonresident shall be employed by the home occupation or occupations on a full-time basis, provided that this limit shall not apply to residents of the dwelling unit or to employees that primarily conduct the activities of the home occupation off-site;

~~((E.))~~ D. The following activities are prohibited ~~((in urban residential zones only))~~:

1. Automobile, truck and heavy equipment repair;
2. Autobody work or painting;
3. Parking and storage of heavy equipment; and
4. Storage of building materials for use on other properties;

~~((F.))~~ E. In addition to required parking for the dwelling unit, on-site parking is provided as follows:

1. One stall for a nonresident employed by the home occupation; and
2. One stall for patrons when services are rendered on-site;

~~((G.))~~ F. Sales are limited to:

1. Mail order sales; and
2. Telephone sales with off-site delivery;

~~((H.))~~ G. Services to patrons are arranged by appointment or provided off-site;

~~((I.))~~ H. The home occupation or occupations use or store a vehicle for pickup of materials used by the home occupation or occupations or the distribution of products from the site, only if:

1. No more than one such a vehicle is allowed; and
2. The vehicle ~~((does not park))~~ is not stored within any required setback areas of the lot or on adjacent streets; and

**2006 Home-Based Business Code Changes Text – Public Review Draft**

3. The vehicle does not exceed a weight capacity of one ton (~~((, except in the A, F and RA zones on lots at least five acres in size, where it is only if the vehicle does not exceed a weight capacity of two and one half tons; and))~~);

~~((J))~~ I. The home occupation or occupations do not use electrical or mechanical equipment that results in:

1. A change to the occupancy type of the structure or structures used for the home occupation or occupations;

2. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises; or

3. Fluctuations in line voltage off-premises; and

~~((K))~~ J. Uses not allowed as home occupations may be allowed as a home industry under K.C.C. chapter 21A.30.

NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter 21A.30 a new section to read as follows:

**Home occupations in the A, F and RA zones.** In the A, F and RA zones, residents of a dwelling unit may conduct one or more home occupations as accessory activities, only if:

A. No more than twenty percent of the floor area of the dwelling unit shall be devoted to the home occupation. Areas within garages and storage buildings shall not be considered part of the dwelling unit but may be used for activities associated with the home occupation;

B. Total outdoor area of a home occupation shall be permitted at a minimum of four hundred square feet for any lot provided that additional area may be used at a rate of four hundred square feet for every acre of area within the lot, up to a maximum of five thousand square feet.

**2006 Home-Based Business Code Changes Text – Public Review Draft**

C. Outdoor storage areas related to a home occupation shall be no less than twenty feet from any property line.

D. No more than three employees shall be permitted on-site on a full-time basis, provided that this limit shall not apply to residents of the dwelling unit or to employees that primarily conduct the activities of the home occupation off-site;

E. In addition to activities allowed as home occupations by K.C.C. 21A.30.080, the following activities are permitted:

1. Automobile, truck and heavy equipment repair;
2. Autobody work or painting;
3. Parking and storage of heavy equipment; and
4. Storage of building materials for use on other properties;

F. In addition to required parking for the dwelling unit, on-site parking is provided as follows:

1. One stall for a nonresident employed on-site; and
2. One stall for each patron receiving services on-site;

G. Sales are limited to items grown, produced or fabricated on-site;

H. Uses not allowed as home occupation may be allowed as a home industry under K.C.C. chapter 21A.30; and

I. The home occupation or occupations use or store a vehicle for pickup of materials used by the home occupation or occupations or the distribution of products from the site, as follows:

1. The number of vehicles is limited on:

- a. parcels of two and one-half acres or less, to one vehicle with a weight capacity of two and one-half ton;

**2006 Home-Based Business Code Changes Text – Public Review Draft**

b. parcels greater than two and one-half acres and less than ten acres, to two vehicles with a weight capacity of two and one-half ton and to one vehicle with a weight capacity greater than two and one-half ton; and

c. parcels greater than ten acres, to three vehicles with a weight capacity of two and one-half ton and to one vehicle with a weight capacity greater than two and one-half ton; and

2. The vehicle is not stored within any required setback areas of the lot or on adjacent streets.

SECTION 21. Ordinance 10870, Section 537, and K.C.C. 21A.30.090 are each hereby amended to read as follows:

**Home industry.** A resident may establish a home industry as an accessory activity, ~~((provided))~~ as follows:

A. The site area ~~((shall be no less than))~~ is one acre or greater;

B. The area of the home industry ~~((shall))~~ does not exceed ~~((50))~~ fifty percent of the floor area of the dwelling unit. Areas within attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home industry area but may be used for storage of goods associated with the home ~~((occupation))~~ industry;

C. No more than four non-residents who come to the site of the home industry ~~((shall be))~~ are employed in ~~((a))~~ the home industry;

D. In addition to required parking for the dwelling unit, on-site parking ~~((shall be))~~ is provided as follows:

1. One stall for each non-resident employee of the home industry; and

2. One stall for customer parking;

**2006 Home-Based Business Code Changes Text – Public Review Draft**

E. Additional customer parking shall be calculated for areas devoted to the home industry at the rate of one stall per:

1. ~~((1,000))~~ One thousand square feet of building floor area; and
2. ~~((2,000))~~ Two thousand square feet of outdoor work or storage area;

F. Sales ~~((shall be))~~ are limited to items produced on-site, except for items collected, traded and occasionally sold by hobbyists, such as coins, stamps, and antiques;

G. Ten feet of Type I landscaping ~~((shall be))~~ are provided around portions of parking and outside storage areas ~~((which))~~ that are otherwise visible from adjacent properties or public rights-of-way; and

H. The ~~((zoning adjuster shall))~~ department ensures compatibility of the home industry by:

1. Limiting the type and size of equipment used by the home industry to those ~~((which))~~ that are compatible with the surrounding neighborhood;
2. Providing for setbacks or screening as needed to protect adjacent residential properties;
3. Specifying hours of operation;
4. Determining acceptable levels of outdoor lighting; and
5. Requiring sound level tests for activities determined to produce sound levels ~~((which))~~ that may be in excess of those ~~((set forth))~~ in K.C.C. chapter 12.88.